# Index

# ALBERTA HUMAN RIGHTS ACT | BYLAWS

Alberta Human Commission, **3:7** Duty to accommodate, **3:7** Establishing a case for discrimination, **3:7** Protected grounds, **3:7** 

#### AMALGAMATION

Approval, **11:2** special resolution, **11:2** Disclosure statement, **11:2** Proposal, **11:2** Requirements, **11:2** 

### BARE LAND DEVELOPMENTS Definition, 8:18

### **BOARD OF DIRECTORS**

Conflict of interest, **4:2** Elections, **4:2** Fiduciary duties, **4:2** Liability insurance, **1:23**, **4:2** Member functions, **1:23**, **4:9** Personal liability, **1:23**, **4:2** Powers, **1:23**, **4:2** Removal of member, **4:2** Transacting business, **1:23** 

#### BORROWING

Authorization from owners, **5:15** Limitations, **5:15** Powers, **5:15** Secured financing, **5:16** 

BUILDERS' LIEN ACT Generally, 10:14

BUILDERS' LIENS Generally, 10:14 Approval and amendment, 1:3, 3:2 Conflicts with legislation, 3:3 Definition, 1:3 Enforcement, 3:6, 10:1 fines, 3:6, 10:12 Interpretation, 3:4 Owner's insurance, 6:9 Purpose, 3:2 Registration, 3:2 Restrictions, 3:3 Statutory, 3:2

# **COMMON PROPERTY**

Boundaries, **7:3** Common property units, **7:4** Condominium plan, **1:13** Definition, **1:2**, **1:15**, **7:2** Exclusive use, **1:13**, **2:3** 

# CONDOMINIUM

Definition, **1:2** Types, **1:6 to 1:12** 

#### CONDOMINIUM CORPORATION

Creation, 2:2 Definition, 1:3 Duties, 1:18 Management, 1:18 Powers, 2:2, 2:4 Registration, 1:20 Regulation of, 1:5 Reserve fund, 1:21 Responsibilities, 2:2

# CONDOMINIUM INSPECTORS

Investigations, 8:22 Powers, 8:22 CONDOMINIUM LAW IN ALBERTA

#### **CONDOMINIUM LAW**

Australia, 1:2 Definition, 1:1, 1:2 History, 1:2 Legislation, 1:3

CONDOMINIUM MANAGERS Complaints, 4:15 Definition under Real Estate Act, 4:15 Licensing, 4:15 Penalties, 4:15

#### **CONDOMINIUM PLAN**

Amendments, **7:10** consolidation, **7:12** redivision, **7:11** Boundaries, **2:3** Common property, **1:13** Definition, **1:3**, **1:5** Registration, **2:3** 

#### **CONSUMER PROTECTION**

Construction deficiencies, **8:4** covenants, **8:4** tort liability, **8:4** Construction warranties, **8:5** Consumer Protection Act, **8:3** Fair dealing, **8:3** Freedom of contract, **8:3** New Home Buyer Protection Act, **8:5** Statute of Frauds, **9:3** Statutory duties, **8:3** 

### DEVELOPER

Definition, **8:2** Duties, **8:6** agreements, **8:15** condominium fees, **8:16** conversions, **8:8** disclosure, **8:7** fiduciary obligations, **8:17** interim board and transition, **8:14** material changes, **8:12** payment held in trust, **8:13**  DEVELOPER—Cont'd Duties, 8:6—Cont'd proposed budget, 8:10 purchase agreement, 8:9 purchaser's occupancy, 8:11 Investigations, 8:22 court proceedings, 8:22 fines, 8:22 undertakings, 8:22 Offences, 8:21 Unwittingly becoming a developer, 8:23

### DISSOLUTION OF A CONDOMINIUM CORPORATION Generally, 11:5

#### EASEMENTS Generally, 7:5 Condominiumized pa

Condominiumized parcel, **7:16** Right of entry, **7:6** 

EVICTION Of owner, 9:11, 10:5 Of tenant, 9:10

# EXCLUSIVE USE EXCEPTION Requirements, 7:15 Revocable license, 7:15 Termination, 7:15

### FEES

Arrears, **5:10** action in debt, **5:10** caveat, **5:10** garnishment, **5:10** priority, **5:10** Assessment, **5:2** Budget, **5:2** Calculating share, **5:2** Chargebacks, **5:12** Contributions, **5:2** Enforcement of collections, **5:14** Estoppel certificate, **5:10**, **9:5** Interest, **5:11** Legal costs, **5:13**, **5:14** 

Index-2

INDEX

FEES—Cont'd Payment, 5:10 Recovery, 5:10 Rental deposits, 5:4 Special levies, 5:3

### FINES

Enforcement proceedings, 3:6 Maximum amounts. 3:6 Notice. 3:6 Tenants, 3:6

#### **INSURANCE**

Bare land insurance requirements, 6:3 Condo building insurance requirements, **6:3** Deductibles, 6:7 Errors or omissions insurance for directors and officers, 6:3 Fraudulent or dishonest conduct insurance. 6:3 Improvements and betterments, 6:4 Liability insurance, 6:3 Notice of change, 6:8 Owner's insurance, 6:9 Property insurance, 6:3 Repairs, 6:5 Settlement scheme, 6:6 Standard insurable unit description, 6:4, 6:5 Trustee, 6:10

### **INVESTMENTS**

By condominium corporation, 5:17

# LEASES

See TRANSFERS AND LEASES

#### MAINTENANCE

Damages, 7:8 Duty to maintain, 7:7 Who is responsible, 7:7

### MANAGED PROPERTY

Definition, 7:9 Maintenance, 7:9 MEETINGS Annual General Meeting, 4:3 Procedure, 4:7 Robert's Rules of Order, 4:7, 4:8 roles of the officers, 4:9 Proxies, **4:12** Regular meetings, 4:6 Special General Meeting, 4:4 Venue, 4:5 Voting, 4:11 **OWNERSHIP** Rights, 2:5 PHASED DEVELOPMENTS Barely blended development, 8:20 Definition, 8:19 Disclosure statement, 8:19 **PROPERTY MANAGERS** See: CONDOMINIUM MANAG-ERS **PURCHASING A CONDOMINIUM** Defects. 9:6 Documents for purchasers, 9:4 Estoppel certificate, 9:5 Statute of Frauds, 9:3 REMEDIES Administrators, 10:11 Alternate dispute resolution, 10:13 arbitration, 10:13 mediation, 10:13 Builders' liens, 10:14 Costs, 10:8 Court orders, 10:4 Dispute resolution tribunal, **10:15** Enforcement, 10:4, 10:6 incremental approach, 10:4 Eviction of an owner, 10:5 Fines, 3:6, 10:12 Improper conduct, 10:2

Jurisdiction, 10:9 Legal representation, 10:10 Oppression, 10:7

CONDOMINIUM LAW IN ALBERTA

#### **REMEDIES**—Cont'd

Powers of the court, **10:2** Standing, **10:3** interested party, **10:3** registered interest, **10:3** Types of remedies, **10:2**, **10:4** 

# **RENTING A CONDOMINIUM**

Generally, **9:8** AirBnB, **9:12** Deposits, **9:9** Enforcement actions, **9:10** court proceedings, **9:10** eviction order, **9:10** notice to give up possession, **9:10** Licenses vs leases, **9:12** Notice, **9:9** Residential Tenancies Act, **9:8** 

#### **RESERVE FUND**

Generally, **5:5** Plan, **5:8** Report, **5:7** Statutory trust, **5:9** Study, **5:6** 

### **RESTRICTIVE COVENANTS** Condominiumized parcel, **7:16**

condominatized pareer,

# RULES

Approval by owners, **3:5** Creation, **3:5** Enforcement, **3:6**, **10:1** fines, **3:6**, **10:12**  RULES—Cont'd Restrictions, 3:5

Temporary rules in emergency, **3:5** 

STRATA TITLE Definition, 1:2

### TAXES

Canada revenue agency, **2:6** Excise Tax Act, **2:6** GST, **2:6** Income Tax Act, **2:6** 

#### **TERMINATION**

Application to court, **11:3**, **11:4** test, **11:3** Approval mortgagee voting rights, **11:4** special resolution, **11:3**, **11:4** Effect on owners, **11:3** Sale of property, **11:4** 

### TRANSFERS AND LEASES Approval, 7:14

### UNIT

Definition, **1:2**, **1:14** Factors, **1:16** 

### VOTING

Generally, **4:11** Co-owners, **4:13** Corporate owners, **4:14** Proxies, **4:12**